

**CALENDAR ITEM
C52**

A 70
S 26

10/16/15
PRC 6439.1
D. Simpkin

**TERMINATION AND ISSUANCE OF A
GENERAL LEASE – RECREATIONAL USE**

LESSEE/APPLICANT:

Santa Catalina Island Conservancy

AREA, LAND TYPE, AND LOCATION:

Sovereign land located at White's Cove, Santa Catalina Island, Los Angeles County

AUTHORIZED USE:

Replacement, use, and maintenance of a fixed recreational pier and the continued use and maintenance of a float and two mooring string lines.

LEASE TERM:

10 years, beginning January 1, 2015.

CONSIDERATION:

\$4,853 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$3,000,000.

OTHER PERTINENT INFORMATION:

1. On June 29, 2015, the Commission authorized issuance of Lease No. PRC 6439.1, a General Lease – Recreational Use to the Santa Catalina Island Conservancy, for the replacement of a recreational pier and the continued use and maintenance of a float and two string lines. The lease expires on December 30, 2024.
2. In order to correct an error in the Land Description and Consideration, the Lessee is now requesting termination of the existing lease and the issuance of a General Lease – Recreational Use.

CALENDAR ITEM NO. **C52** (CONT'D)

3. **Replacement of Recreational Pier:** The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction; California Code of Regulations, Title 2, section 2905, subdivision (b).

Existing Float and Two String Lines: The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Replacement of Recreational Pier: Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 2, Replacement or Reconstruction; California Code of Regulations, Title 2, section 2905, subdivision (b).

Existing Float and Two String Lines: Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

CALENDAR ITEM NO. **C52** (CONT'D)

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

1. Authorize termination of Lease No. PRC 6439.1, a General Lease – Recreational Use, to the Santa Catalina Island Conservancy, effective October 16, 2015.
2. Authorize issuance of a General Lease – Recreational Use to the Santa Catalina Island Conservancy beginning January 1, 2015, for a term of 10 years for the replacement, use, and maintenance of a fixed recreational pier and the continued use and maintenance of a float and two mooring string lines, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$4,853, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$3,000,000 per occurrence.

EXHIBIT A

PRC 6439.1

LAND DESCRIPTION

Three parcels of tide and submerged lands situate in the bed of the Pacific Ocean on easterly side of Santa Catalina Island, lying adjacent to White Cove, Los Angeles County, State of California, and being more particularly described as follows:

PARCEL 1 (Proposed Pier, Gangway and Floating Dock Lease Area)

BEGINNING at the point on the easterly shore of Santa Catalina Island having California Coordinate System 1927, Zone 6, coordinates of Northing (y) = 452148.07 feet, Easting (x) = 1353258.04 feet from which a NGS monument "Channel 1933" bears North 57° 26' 34" West, 38716.98 feet, said monument having California Coordinate System 1927, Zone 6 coordinates of Northing (y) = 472983.28 feet, Easting (x) = 1320625.26 feet; thence from said point of beginning the following eight (8) courses:

1. North 61° 32' 21" East, 352.00 feet;
2. North 28° 27' 39" West, 7.00 feet;
3. North 61° 32' 21" East, 74.00 feet;
4. South 28° 27' 39" East, 40.00 feet;
5. South 61° 32' 21" West, 74.00 feet;
6. North 28° 27' 39" West, 7.00 feet;
7. South 61° 32' 21" West, 352.00 feet;
8. North 28° 27' 39" West, 26.00 feet to the POINT OF BEGINNING.

PARCEL 2 (North String Line Lease Area)

BEGINNING at the point on the easterly shore of Santa Catalina Island having California Coordinate System 1927, Zone 6, coordinates of Northing (y) = 452347.72 feet, Easting (x) = 1353401.82 feet from which a NGS monument "Channel 1933" bears North 57° 48' 22" West, 38731.50 feet, said monument having California Coordinate System 1927, Zone 6 coordinates of Northing (y) = 472983.28 feet, Easting (x) = 1320625.26 feet; thence from said point of beginning the following nine (4) courses:

1. North 61° 32' 21" East, 80.00 feet;
2. South 28° 27' 39" East, 70.00 feet;
3. South 61° 32' 21" West, 80.00 feet;
4. North 28° 27' 39" West, 70.00 feet to the POINT OF BEGINNING.

PARCEL 3 (South String Line Lease Area)

BEGINNING at the point on the easterly shore of Santa Catalina Island having California Coordinate System 1927, Zone 6, coordinates of Northing (y) = 452215.85 feet, Easting (x) = 1353473.30 feet from which a NGS monument "Channel 1933" bears North 57° 48' 22" West, 38731.50 feet, said monument having California Coordinate System 1927, Zone 6 coordinates of Northing (y) = 472983.28 feet, Easting (x) = 1320625.26 feet; thence from said point of beginning the following nine (4) courses:

1. North 61° 32' 21" East, 80.00 feet;
2. South 28° 27' 39" East, 70.00 feet;
3. South 61° 32' 21" West, 80.00 feet;
4. North 28° 27' 39" West, 70.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion located landward of ordinary high water mark of said ocean.

END OF DESCRIPTION

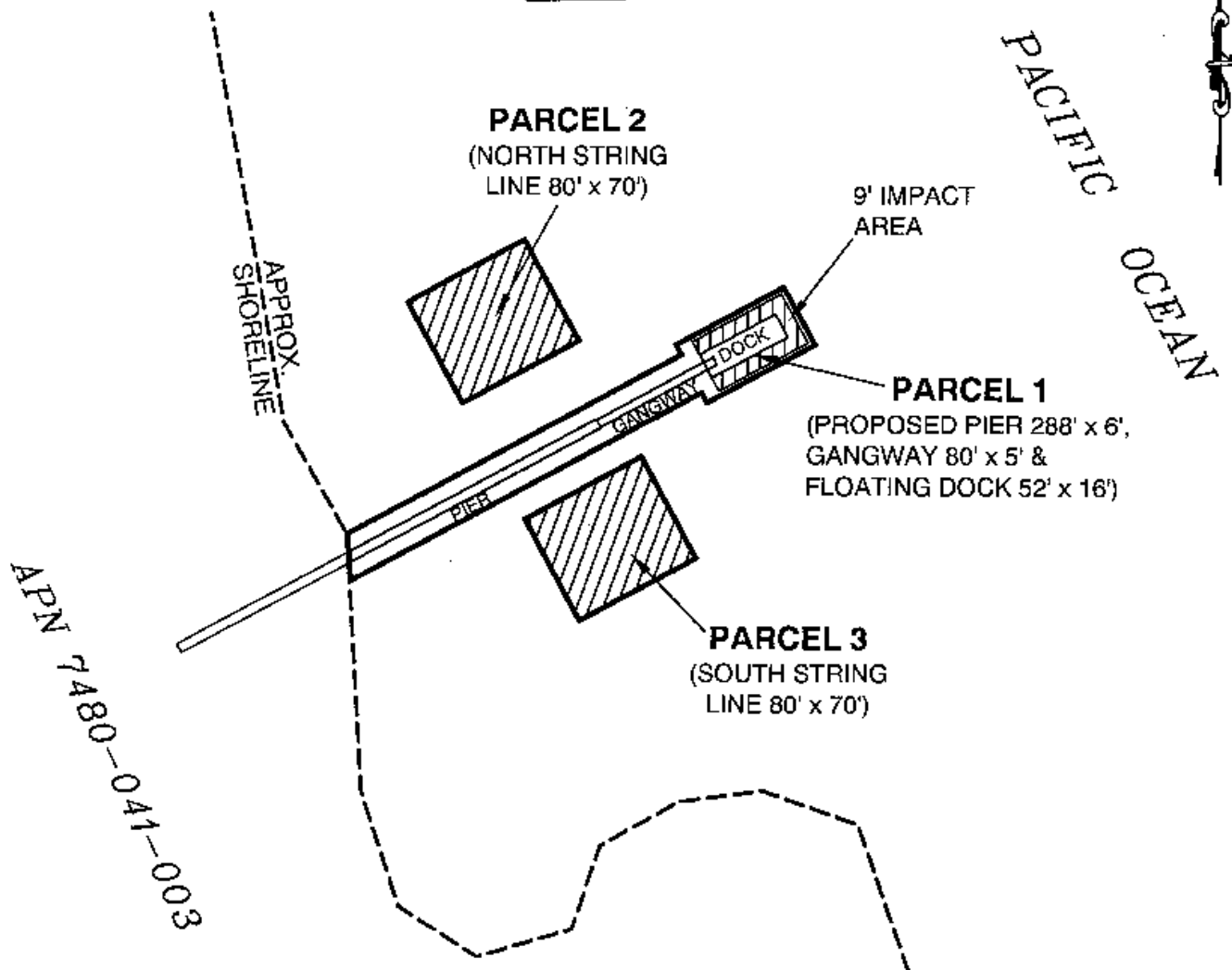
This description is based on an existing pier, together with any and all appurtenances pertaining thereto, at the date of this description. Said existing pier and appurtenances are to be removed and a new proposed pier and appurtenances are to be built per lease Applicant's provided design plans. This description is to be updated once final as-built plans are submitted.

Prepared 07/08/15 by the California State Lands Commission Boundary Unit



NO SCALE

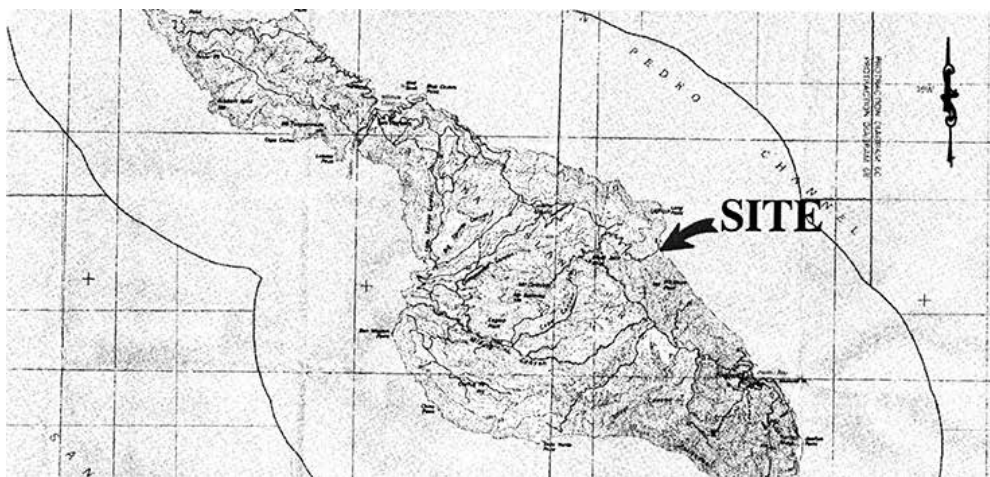
SITE



WHITE'S COVE, NEAR LONG POINT, SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 6439.1
CATALINA ISLAND
CONSERVANCY
APN 7480-041-003
GENERAL LEASE -
RECREATIONAL USE
LOS ANGELES COUNTY



TS 07/08/15